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Application	F/25/98967
Your Ref:	APP/W1715/W/25/3366368
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13th June 2025

Dear Ms Ball

Town and Country Planning Act 1990
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Appeal By:	Mr & Mrs Ray & Hilary Wyre
Appeal Ref:	APP/W1715/W/25/3366368
Application No:	F/25/98967
Description:	Erection of 1no. industrial storage building and associated yard (Use Class B8), following demolition of existing barn.
Site:	STROUDWOOD NURSERY, STROUDWOOD LANE, LOWER UPHAM HAMPSHIRE, SO32 1HG

The Local Planning Authority (LPA) would like to make the following comments in response to the Appellant's statement of case (by Nova Planning May 2025 V1.0). Please treat the comments contained within this letter along with the delegated officer report as the LPA's appeal statement.

The LPA acknowledges that the existing unaltered barn could be used for B8 storage purposes (under the Class R prior approval PN/24/98380). However, it is the LPA's opinion that the barn does not have a defined curtilage given that it opens directly onto the field to the rear and functions as an interconnected part of the agricultural holding. Therefore, the area immediately surrounding the barn does not benefit from the prior notification approval.

The LPA does not dispute that the area immediately adjacent to the barn is occasionally used for the storage of hay bales in connection with the wider farm. However, this form of agricultural storage would be expected within a rural area. In comparison the proposed B8 outdoor storage use could encompass a much wider range of goods, materials, plant, machinery and equipment more commonly associated with urban industrial estates. It is considered that the nature and

expansion of the outdoor storage would significantly alter the appearance of the site and locality.

The Appellant has suggested conditions restricting the outdoor storage height to 3m and controlling external materials, surfacing, boundary treatment and increasing landscaping. However, even at 3m high goods, materials, plant, machinery or equipment present within the outdoor storage area would be easily visible over the low hedgerow and its incongruous appearance would be harmful to the rural character and appearance of the locality.

Furthermore, the low hedgerow itself is part of the character of Stroudwood Lane running along both sides of the road for some distance. Any further landscaping high enough and dense enough to shield views of the storage area would be out of character with the distinctive hedged boundaries along Stroudwood Lane.

As such the LPA does not consider that the Appellants suggested conditions would be sufficient to overcome the considerable urbanising impact the development would have on the existing rural character and appearance of the site and locality. The LPA contends that the replacement building along with the car park and outdoor storage would be significant more harmful to the character and appearance of the rural area than that of the prior notification application.

Conclusion

The LPA respectfully requests that the Inspector upholds the reasons for refusal and dismisses the appeal. However, should the Inspector be minded to grant permission, the LPA would ask that the conditions attached in Appendix A are included as part of any approval.

Yours faithfully

A handwritten signature in black ink, appearing to read "N Parker", with a horizontal line underneath.

Nicholas Parker
Planning Manager